

**1 Borrowdale Avenue, Dunbogan, NSW, 2443**



**House For Sale**

Monday, 19 August 2024

1 Borrowdale Avenue, Dunbogan, NSW, 2443

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Riley Papas  
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## Coastal Charm Meets Modern Living

Nestled in the heart of a serene coastal enclave, this immaculate home presents an unmissable opportunity for first home buyers, investors, retirees, and those looking to downsize. Boasting a contemporary design with a nod to its seaside setting, this property offers a rare blend of style, functionality, and convenience.

Upon entering, one is greeted by a spacious, open-plan living area that seamlessly integrates with an alfresco dining and entertainment space. Bifold windows invite the outside in, providing a sense of harmony with the picturesque surroundings. The stunning kitchen, with its Caesarstone benchtops, stands as the heart of the home, perfect for creating culinary delights.

This stunning coastal low maintenance abode comprises three generously proportioned bedrooms, complemented by a versatile media room that could serve as a fourth bedroom, depending on your needs. With two well-appointed bathrooms, the practical layout ensures ample privacy and space for residents and guests alike.

For those who value their vehicles, two parking spaces complete the picture of this delightful residence. The property's charm extends outdoors to a beautifully landscaped, low maintenance courtyard that's fully fenced and ready for relaxation or entertainment. Envisage gathering around a cosy firepit area, which could be easily added, enhancing the outdoor living experience.

The location itself is a haven for beach lovers and outdoor enthusiasts. A mere 3 minute drive will take you to the Dunbogan Boat Shed Café and Marina along the glistening Camden Haven River, while a brief walk from there allows you to immerse in the tranquillity of Googleys Lake inlet. The soft white sands of Dunbogan South Beach are also just a short 700m away. Set in a peaceful cul-de-sac, this abode is an idyllic retreat from the hustle and bustle of everyday life.

Don't miss the chance to secure this lifestyle gem, where coastal charm meets modern living.

PRD Friendly listing offers a full list of comparable sales, rental estimate and pest and building reports all available upon request.

We have obtained all information from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations.